

CITY OF LAS VEGAS

# Planning and Development Annual Report 2003-2004

Significant Achievements

Current Planning

Comprehensive Planning

Awards and Honors



# A Letter From the Chairman and Director

To the Citizens and Officials of Las Vegas,

It is the pleasure of the city of Las Vegas Planning & Development Department and the Planning Commission to provide the 2003-2004 annual report to you. This report is a compilation of the many accomplishments within Planning & Development.

Twenty-six text amendments to the city's zoning ordinance were approved during the year. A "one motion-one vote" format was implemented to shorten the duration of Planning Commission meetings. The Planning and Development Department also received a number of prestigious awards during the year.

Please take time to review the highlights of the past fiscal year in this report. We invite you to provide your comments and suggestions as we continue to strive to improve our services to the city of Las Vegas.

Sincerely,



Richard Truesdell  
Chairman  
Planning Commission



Robert S. Genzer  
Director  
Planning and Development Department



Richard Truesdell, Chairman  
Planning Commission



Robert S. Genzer, Director  
Planning and Development Department

# 2005 Business Plan

The city of Las Vegas conducted a community assessment from November 2003 through February 2004 to identify how the city is meeting current needs and providing accessibility to its citizens. In January 2004, city manager's staff, directors, and deputy directors met for a two-day retreat at the Veteran's Memorial Leisure Services Center to brainstorm ideas to update the city's strategic plan. In February 2004, these ideas were brought before the City Council for adoption.

From this strategic process, eight priorities were identified and the Planning Department began the process of updating its 2005 Business Plan to align its departmental goals with the city's strategic plan. Goals, strategies and performance measures were identified to assist the city in accomplishing its priorities, and the business plan was submitted to the City Manager's Office for approval in July 2004.



To download a copy of the Planning Department's updated Business Plan, go to:  
**Tribune/Financial Reports/ FY 2005 Budget**

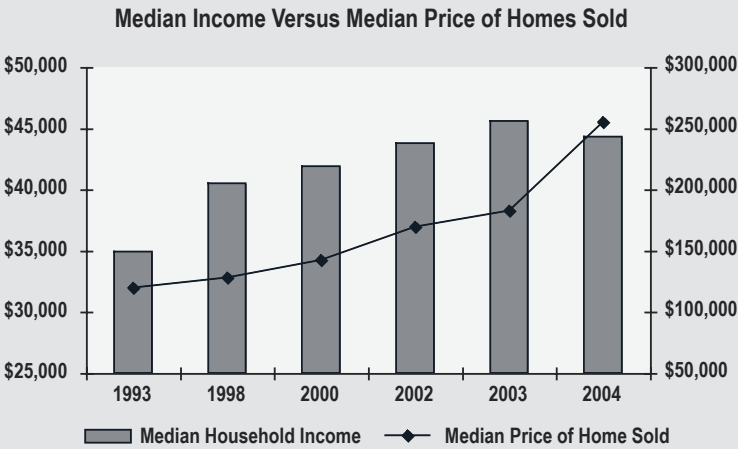
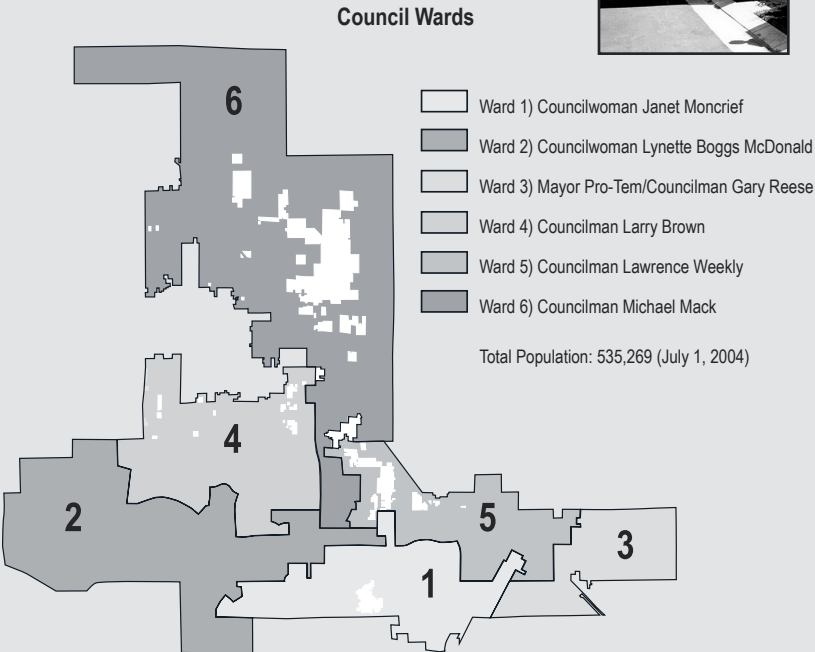
## Snapshot of Las Vegas FY 2003-2004

The city of Las Vegas strives to keep pace with the unprecedented growth in population and area.

Subdivision Lots Processed		
Year	Tentative Maps	Final Maps
1993	7,981	5,679
1998	6,947	5,338
2002	6,819	4,719
2003	8,446	8,206
2004*	5,509	5,166

\* First two quarters of 2004 only

Area of the City of Las Vegas		
Year	Acres	Square Miles
1993	55,282.42	86.38
1998	69,300.42	108.28
2002	73,424.57	114.73
2003	75,300.91	117.66
2004	83,257.95	130.09



Snapshot  
of  
Las Vegas  
FY  
2003-2004

Dwelling Units by Type							
Year	Single Family	Multi-Plex	Mobile Home	Apartment	Townhome	Condo	Total
1993	70,296	8,186	3,402	39,273	4,224	7,810	133,191
1998	100,601	7,843	3,388	47,585	5,039	15,165	179,621
2002	119,001	7,513	3,333	49,671	5,807	16,722	202,047
2003	122,752	7,519	3,370	49,951	6,273	17,418	207,283
2004	127,980	7,386	3,315	50,755	8,021	17,833	215,290

Population and Dwelling Units by Council Ward								
	1993		1998		2003		2004	
	Population	Dwelling Units	Population	Dwelling Units	Population	Dwelling Units	Population	Dwelling Units
Ward 1	76,685	30,905	82,898	33,219	79,629	32,900	80,213	33,051
Ward 2	45,510	18,341	68,260	28,353	94,270	38,799	97,071	40,061
Ward 3	64,790	26,111	69,008	26,653	81,842	27,006	82,465	26,958
Ward 4	35,388	14,262	80,358	32,701	92,432	39,109	96,106	40,378
Ward 5	66,399	26,760	76,920	30,324	83,440	30,604	85,728	31,264
Ward 6	41,699	16,805	70,800	28,371	103,656	38,865	118,269	43,578
Total	330,471	133,184	448,244	179,621	535,269	207,283	559,851	215,290

Current and Comprehensive Planning Recap					
P & D Administration					
	3rd Qtr 2003	4th Qtr 2003	1st Qtr 2004	2nd Qtr 2004	Total FY 2003 - 2004
Number of Information Requests	137	106	132	155	530
P & D Current Planning					
	3rd Qtr 2003	4th Qtr 2003	1st Qtr 2004	2nd Qtr 2004	Total FY 2003 - 2004
Phone Calls to Main Extension	6,949	6,855	7,813	7,006	28,623
Agenda Items	618	670	574	621	2,483
City Council	274	309	249	266	1,098
Planning Commission	344	361	325	355	1,385
Customer Initiated Applications and Requests	58,555	62,721	69,774	47,426	238,476
P & D Comprehensive Planning					
	3rd Qtr 2003	4th Qtr 2003	1st Qtr 2004	2nd Qtr 2004	Total FY 2003 - 2004
GIS Map Requests	97	85	128	148	458
Total Grants in Dollars	\$-	\$40,000	\$-	\$40,000	\$80,000
Annexations Submitted	4.84	7,761.80	10.40	24.46	7,801.50
Annexations Recorded	15.40	38.60	7,735.10	6.16	7,795.26
General Plan Amendments	14	22	17	16	69
City Initiated	2	4	2	2	10
Customer Initiated	12	18	15	14	59
Graphics Produced	5,008	2,619	3,534	7,716	18,877



# Text Amendments

During fiscal year 03-04, the Planning & Development Department initiated the following 26 text amendments, which were approved as ordinances by the City Council.



- Establishes the “Las Vegas Boulevard Scenic Byway Overlay District,” together with related regulations governing signage.
- Establishes zoning requirements for swap meets.
- Revises the zoning standards and procedures for converting public streets into private streets in existing subdivisions.
- Establishes locational restrictions and additional development standards for the uses “auto pawn,” “auto title loan,” and “financial institution, specified.”
- Increases the number of zoning districts in which a Special Use Permit may be obtained for the keeping of carrier or racing pigeons.
- Eliminates the Special Use Permit for the use “Beer/Wine/Cooler Art Event.”
- Establishes the “Live/Work Overlay District,” together with related regulations and provisions.
- Establishes the circumstances under which the use “temporary real estate sales office” may be permitted as a conditional use in various commercial and industrial districts.
- Allows mixed-use developments by means of Special Use Permit throughout the neighborhood revitalization area established by the Las Vegas 2020 Master Plan.
- Allows trucking companies in the C-2 Zoning district by means of Special Use Permit.
- Allows bailbond services in the C-1 Zoning district by means of Special Use Permit.
- Amends the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area to consolidate and update land use designations and to extend the duration of the Plan as permitted by State law.
- Expands the types of uses that are permitted in the C-V zoning district by means of Special Use Permit.
- Corrects the maps that depict the boundaries of the downtown area as described in the Las Vegas Downtown Centennial Plan, the Las Vegas 2020 Master Plan, and the downtown overlay district.
- Adjusts the building height, lot coverage, and on-site parking requirements and limitations applicable to senior citizen apartments; and adjusts the lot coverage limitations applicable to certain mixed-use developments that include a residential component.
- Amends the Las Vegas Downtown Centennial Plan to include a revised definition of the boundaries of the Arts District, to revise the design standards for the Arts District, includes a revised definition of the boundaries of the Office District, and corrects minor elements of the Downtown Centennial Plan.
- Amends the Las Vegas Downtown Centennial Plan to include urban trail objectives and locations.
- Establishes zoning requirements for facilities that provide testing, treatment, or counseling for drug or alcohol abuse, and for facilities that provide treatment or counseling for sex offenders; and updates zoning provisions regarding similar and related uses.
- Redesignates the term “halfway house, criminal” as “halfway house” for zoning purposes.
- Revises the provisions regarding the on-site parking and storage of vehicles in residential districts.
- Updates the Town Center Development Standards Manual regarding permissible commercial uses, tree sizes, and parking lot walkways.
- Provides that valet parking is allowed as a conditional use in certain zoning districts.
- Establishes drought conservation measures in accordance with the Southern Nevada Water Authority’s Drought Plan.
- Updates and streamlines various provisions of Title 19 and Chapter 11.68 relating to sign review procedures.

Continued on page 6



# Text Amendments continued from page 5

- Allows the slaughter and processing of live poultry by means of a Special Use Permit in the C-1, C-2 and C-M Zoning Districts, and as a permitted use in the M Zoning District.
- Permits restricted gaming in supper clubs under certain circumstances, to prohibit restricted gaming in the downtown entertainment overlay district.

## Planners Converge on Las Vegas

In August 2003 the city of Las Vegas played host to a joint annual meeting of three professional planning organizations: the State of Nevada chapter of the American Planning Association, the Four Corners Planning Association, and Western Planner. Planners from 12 states converged on the Golden Nugget in downtown Las Vegas for oral presentations, mobile workshops, and professional camaraderie.

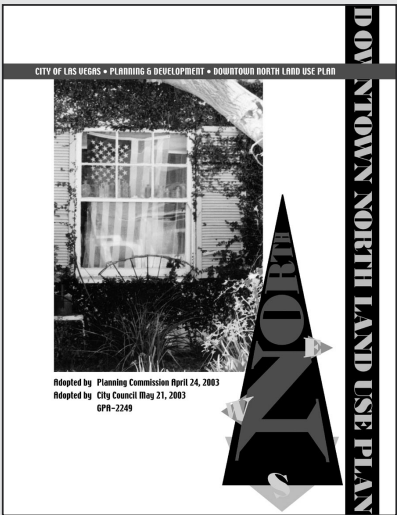
Many planners from the city of Las Vegas were active participants. David Bratcher, David Clapsaddle and Flinn Fagg presented the Planning Universe; Courtney Mooney and Adrienne Low put together a mobile workshop on historic Las Vegas; and Kyle Walton gave an AICP tutorial.

The Planning & Development Department earned recognition for three recent projects. In the DeBoer Awards of Excellence presented by the Nevada Chapter of the APA, the Planning & Development Department won in the category of Outstanding Plan for the “Downtown North Plan.” The department also won the Outstanding Planning Programs, Techniques and

Tools award for “The Planning Universe,” which is an overview of the planning process developed for newly appointed or elected officials. The Neighborhood Services Department along with the Planning and Development Department won in the Outstanding Cultural or Environmental Plan category for the “John S. Park Neighborhood Plan” and the designation of the neighborhood as a historic district. The Nevada APA also honored Bob Genzer, the city’s director of Planning, for Distinguished Leadership as a professional planner. In addition, the Western Planner, an organization representing multiple states, named Genzer as Planner of the Year. Genzer received proclamations at the plenary banquet from the Las Vegas City Council, the governor, Nevada’s congressional delegation, Clark County and the cities of Henderson and North Las Vegas to mark his 30 years of service with the city of Las Vegas.



Planning association officers Garrett Terberg, Jon Wardlaw and Mary Kay Peck look on as Bob Genzer comments about one of his awards.



The Downtown North Land Use Plan won a DeBoer Award for Excellence in the Outstanding Planning Programs category.



Planners were presented with displays, oral presentations and workshops during their stay in Las Vegas.

# GPA Monitoring

For the period covering July 2003 through June 2004, the Planning and Development Department accepted 56 General Plan Amendment applications from the private sector. As of August 17, 2004, 33 of those applications have been considered by the City Council for final action. Of the 33 considered, the final actions are as follows:

Approved: 27 (82 %), With-drawn without prejudice: 4 (12 %), Denied: 2 (6 %).

Additionally, the city of Las Vegas initiated 11 General Plan Amendments, all of which were approved.



# Agenda Format Improvements

Change: “a word or action that can transport speculation and reservation,” has yielded positive reactions to the city of Las Vegas Planning Commission agendas. Recently, planning supervisor David Clapsaddle added another section, “One Motion-One Vote,” to the Planning Commission agendas. The “One Motion-One Vote” portion of the agenda is for routine house-keeping items, wherein the property owners, applicants, and representatives agree to the proposed conditions of approval in advance.

This newly added section, which includes both public hearing and non-public hearing items, expedites the progression of Planning Commission meetings. Other changes to the Planning Commission agendas include language changes to



Planning Commissioners in Council Chambers

make the agenda consistent with that of the City Council. With the addition of the “One Motion-One Vote” and language changes, the Planning Commission agenda has become a more user-friendly document. Since 1997, many changes to the Planning Commission agendas and its processes have been made, but the addition of the “One Motion-One Vote” section has been the most substantive improvement made to the agenda.

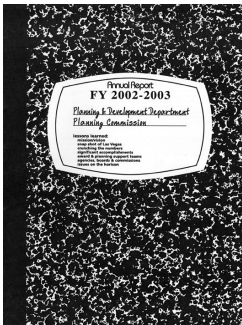
# Planning and Development Department Receives APEX Awards

The city of Las Vegas Planning and Development Department received two Awards for Publication Excellence (APEX) 2004 for its 2002-2003 “Annual Report” in the Design and Layout category and for its “Growth Watch Newsletter,” Winter 2003 Edition, in the Web and Electronic Newsletter category.

“These awards validate and reward the talent and hard work our employees devote to preparing quality, informative documents for the citizens of Las Vegas,” said Bob Genzer,

director of the Planning and Development Department.

The APEX awards are based on excellence in graphic design, editorial content and the ability to achieve overall communications excellence. The awards are sponsored each year by Virginia-based Communications Concepts, Inc., drawing more than 5,000 entries from across the nation. Founded in 1984, Communications Concepts offers services and publications to help businesses improve their publications and Web sites.



Certificates of Awards for Publication Excellence were given for the 2002-2003 Annual Report and Growth Watch, Winter 2003.

Growth Watch may be viewed on the city of Las Vegas website, [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov).





Planning Commissioners (left to right): David Steinman, Steven Evans, Todd Nigro, Richard Truesdell, Leo Davenport, Laura McSwain, and Byron Goynes.



City Council for FY 2003-2004 (left to right): CM Michael Mack, CW Lynette Boggs McDonald, CM Gary Reese, Mayor Oscar B. Goodman, CM Larry Brown, CM Lawrence Weekly, and CW Janet Moncrief.



**Las Vegas City Council**

- Mayor  
Oscar B. Goodman  
Mayor Pro Tem  
Gary Reese, Ward 3  
Councilman  
Larry Brown, Ward 4  
Councilman  
Lawrence Weekly, Ward 5  
Councilman  
Michael Mack, Ward 6  
Councilwoman  
Janet Moncrief, Ward 1  
Councilman  
Steve Wolfson, Ward 2

*Served during fiscal year:*

- Councilwoman  
Lynette Boggs McDonald,  
Ward 2

**City Management**

- Douglas A. Selby  
City Manager  
Steven P. Houchens,  
Deputy City Manager  
Betsy Fretwell,  
Deputy City Manager

**Planning Commission**

- Richard Truesdell,  
Chairman  
Todd Nigro,  
Vice Chair

- Byron Goynes  
Laura McSwain  
Steven Evans  
Leo Davenport, Jr.  
David Steinman

**Planning & Development**

- Robert Genzer,  
Director  
Margo Wheeler,  
Deputy Director

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